

Commissioner Booth: Next item on the agenda is PZS-2016-51 requested by Whitney Properties XIV, LLC for resubdivision of Lot 18-A, Block B, Luling Parkway Subdivision into Lots 18-A1 & 18-A2 with a waiver from the required 6,000 square foot area at 306 St. Charles Blvd, Luling. Zoning District R-1A. Council District 2. Mr. Romano.

Mr. Romano: Thank you Mr. Chairman. Refer to the map on page 23 which is the 3<sup>rd</sup> map you come to, that's actually the map that is the subject to this request. The applicant requests resubdivision of one lot, at the corner of St Charles Boulevard and Luling Avenue into two lots for single-family residential development. The original lot is 8,999 square feet and zoned R-1A. Approval will result in two lots:

Lot 18-A1 with an area of 4,795.62 square feet and 75 feet of frontage on St. Charles Boulevard and 94.30 feet of frontage on Luling Avenue. Lot 18-A2 with an area of 4,203.38 square feet and 77.05 feet of frontage on Luling Avenue.

Each lot will exceed the minimum 60-feet of hard surface frontage but not the minimum 6,000 square foot area for lots zoned R-1A. Approval of these lots will require a waiver by the Commission and Supporting Resolution by the Council.

The Luling Parkway Subdivision original layout is not a typical square lot and block orientation. The subdivision is laid out with an angled main boulevard and 2 curving streets that return to and cross the main. Currently St. Charles Boulevard is the frontage for 33 lots, of which only 4 could be created today without a waiver to one of the subdivision regulations. This particular lot is in a portion of Block B, isolated from the rest of the subdivision and originally contained 5 lots in a trapezoid surrounded by 4 streets with very small rear yards. Subsequent sales and resubdivisions have resulted in only 4 lots in that block.

Approval of this resubdivision would result in 2 lots that would not conflict with the character of the Luling Parkway neighborhood as it exists today. Several lots within the neighborhood have areas of less than 6,000 square feet and with irregular shapes but also many lots within that are larger than the proposed lots. On page 24 is a conceptual layout of the 2 residential structures that are being proposed. We put that in there so you can see that with approval of the lots you can put a building there and it would meet all the required setbacks.

Our recommendation is approval contingent upon approval of the requested waiver and the waiver should state, it's a waiver to the minimum 6,000 sq. ft. for Lot 18-A1 from 6,000 sq. ft. to 4,795.12 sq. ft. and for Lot 18-A2 from 6,000 sq. ft. to 4,203.38 sq. ft.

Commissioner Booth: Thank you sir. Public hearing for PZS-2016-51 resubdivision of Lot 18A into 2 lots. Is anyone here to speak for or against that particular issue? Is the applicant here? State your name and address for the record please.

Good evening my name is Richard Whitney, 14471 River Road, Hahnville.

Commissioner Booth: Seems pretty much straight forward, the lots as you know don't meet the requirements so you need a waiver on that. Any questions for the applicant? Thank you sir.

Mr. Whitney: Thank you.

Commissioner Booth: Anyone else here to speak for or against this particular issue?

Mr. Romano: Mr. Chairman did you get a letter from one of the abutting property owners?

Commissioner Booth: Would you mind reading that into the record please.

Mr. Romano: Yes sir. It's from Tyler Dupont, 302 St. Charles Blvd., Luling dated the 30<sup>th</sup> of November. He wrote, not able to make the scheduled meeting due to my work schedule so I'm sending you my opposition to be placed into the record. #1 I believe we already have enough rental property in the neighborhood, we have renters that don't always take care of the property as if they owned it. It also makes a revolving door for renters and never knowing who your renters may be or the people they may rent to. #2 this will also increase the traffic in the

neighborhood. #3 resubdividing this already small lot will not allow room for 2 homes. #4 I believe one lot would be 4,700 sq. ft. and the other one even smaller like 4,200 sq. ft. I don't see the need to force 2 dwellings on one small piece of land. #5 I'm also concerned that the required distance between the homes and myself and my neighbors will not meet Planning & Zoning requirements. #6 I just want to make sure we keep the integrity of the neighborhood. /s/ Tyler Dupont.

Commissioner Booth: Thank you sir. Anyone else to speak on this issue? Any questions from the Commission? Call for the vote with the waiver to the lot size as mentioned.

The foregoing having been submitted to a vote, the vote thereon was as follows:

YEAS: Loupe, Granier, Richard, Booth, Galliano  
NAYS: None  
ABSENT: Frangella

Commissioner Booth: That passes unanimously.